

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 3/10 Osborne Avenue, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$600,000

#### Median sale price

Median price \$715,000 House Unit X Suburb Glen Iris

Period - From 01/04/2018 to 30/06/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/17 Hope St GLEN IRIS 3146	\$600,000	07/05/2018
2	7/1456 Malvern Rd GLEN IRIS 3146	\$615,000	20/02/2018
3	2/1529 Malvern Rd GLEN IRIS 3146	\$645,000	28/04/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Steve Burke

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**Indicative Selling Price**

\$600,000

**Median Unit Price**

June quarter 2018: \$715,000



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**Rooms:****Property Type:** Apartment**Agent Comments**

A fabulous lifestyle location comes together with superb single-level living in this outstanding 2-bedroom apartment with a remarkably large landscaped courtyard garden. Enjoy the light and bright living room and modern kitchen and meals along with designated parking.

## Comparable Properties

**4/17 Hope St GLEN IRIS 3146 (REI/VG)****Agent Comments**

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**Price:** \$600,000**Method:** Private Sale**Date:** 07/05/2018**Rooms:** -**Property Type:** Apartment**7/1456 Malvern Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

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  1

**Price:** \$615,000**Method:** Sold Before Auction**Date:** 20/02/2018**Rooms:** -**Property Type:** Unit**2/1529 Malvern Rd GLEN IRIS 3146 (REI)****Agent Comments**

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**Price:** \$645,000**Method:** Auction Sale**Date:** 28/04/2018**Rooms:** -**Property Type:** Apartment